

**All Applications Must be Filled Out by Applicant**

Bldg. Form 1

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

**1**

**DEPARTMENT OF BUILDING AND SAFETY**

**Application for the Erection of Buildings**

**CLASS "A"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structures therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor  
CITY CLERK  
PLEASE  
VERIFY

Lot No. 576 Block 3863  
(Description of Property)

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY

District No. 3212 M. B. Page 1 F. B. Page 131

No. 6300 Hollywood Street Street  
(Location of Job)

ENGINEER  
PLEASE  
VERIFY

SW cor Vine & Hollywood  
(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Office Building No. of Rooms 10 No. of Families 1
2. Owner's name Hollywood Vine Building Corp Inc Phone T.R. 0991
3. Owner's address 726 Rives - Strong Bldg
4. Architect's name Fred R. Dorn Phone V.A. 7921
5. Contractor's name Seaford Engineering Co Phone
6. Contractor's address Pacific Life Ins Co Bldg
7. TOTAL VALUATION OF BUILDING \$50,000  
(Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.)
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 10.0 x 15.0 Size of lot 10.0 x 15.0 feet
10. Number of stories in height 11 Height to highest point 15.6
11. Material of foundation Reinforced concrete Character of soil Highly sandy dirt
12. Material of exterior walls Cement
13. Material of interior construction Cement
14. Material of floors Cement
15. Material of roof Composition

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinance herein be complied with, whether herein specified or not, also that the plans and specifications hereon filed conform to all of the provisions of the Building Ordinance and State Laws.

OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.

**20108**

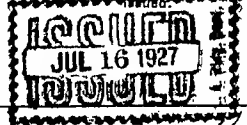
Plans and Specifications checked and found to conform to Ordinance, State Laws, etc.

Plan Examiner

Application checked and found O. K.

Clerk

Stamp here when accepted



PLANS

TO

## FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>TL</i>
CONSTRUCTION	O. K. <i>TL</i>
ZONING	O. K. <i>TL</i>
SET-BACK LINE	O. K. <i>TL</i>
ORD. 33761 (N. S.)	O. K. <i>TL</i>
FIRE DISTRICT	O. K. <i>TL</i>

## REMARKS

*12 Tons of steel  
3600.00 Barrels of Cement } in foundation*

1645 N Vine St



Permit #:

04016 - 10000 - 25280

Plan Check #: B04LA3125FO Printed: 04/13/05 02:12 PM

Event Code:

Bldg-Alter/Repair  
Commercial  
Regular Plan Check  
Plan Check Submittal

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 04/13/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3863		6		M B 42-26	148-5A187 159	5546 - 009 - 024

<b>3. PARCEL INFORMATION</b>		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1907.00 Census Tract - 1910.00 District Map - 148-5A187 Energy Zone - 9 Fire District - 1 (Entire parcel)	Lot Cui Date - 09/21/1938 Near Source Zone Distance - 0.8 Thomas Brothers Map Grid - 593-F4

ZONE(S): C4-2D-SN /

<b>4. DOCUMENTS</b>			
ZI - ZI 145-0664 ZI - ZI 145-2202 ZI - ZI 145-2308 ZI - ZI-1117 MTA Project	ZI - ZI-1352 Hollywood Redcvelopment ZI - ZI-145-220 ZI - ZI-145-664 ZI - ZI-145-LA-664	ZI - ZI-145-US-85000704 ZI - ZI-2277 Hollywood Redevelopment ZAI - ZAI-1984-183 ORD - ORD-165660	ORD - ORD-173562 ORD - ORD-176172 CRA - ZI 1352 HOLLYWOOD CPC - CPC-1986-835

<b>5. CHECKLIST ITEMS</b>	
Special Inspect - Concrete > 2.5ksi Special Inspect - Field Welding Special Inspect - Shotcrete	Special Inspect - Structural Observation

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s) 1645 Vine Real Estate Limited Partnership 5750 Wilshire Blvd # 500 LOS ANGELES CA 90036			
Tenant: Applicant: (Relationship: Engineer) Chieh Chieng - Nabih Youssef 800 Wilshire Blvd #200 LA, CA 90017 (213) 362-0707			

<b>7. EXISTING USE</b> (13) Office	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> Voluntary seismic upgrade. concrete shearwalls/shotcrete walls.
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9. # Bldgs on Site &amp; Use:

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Juan Linares DAS PC By:  
OK for Cashier: Tori Brown Coord. OK:  
Signature: *[Signature]* Date: 4/13/05

For information and/or inspection requests originating within LA County,

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 41625280

LA Department of Building and Safety  
LA 06 29 071145 04/13/05 02:22PM

BUILDING PERMIT COMM	\$5,523.75
BUILDING PLAN CHECK	\$552.38
PLAN APPROVAL FEE	\$276.19
PLAN MAINTENANCE	\$110.48
EI COMMERCIAL	\$294.00
ONE STOP SURCH	\$135.14
SYSTEMS DEVT FEE	\$405.41
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$193.88
<hr/>	

Total Due: \$7,496.23  
Check: \$7,496.23

05LA 73171

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$1,400,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	7,496.23
Permit Fee Subtotal Bldg-Alter/Repa	5,523.75
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	552.38
Off-hour Plan Check	276.19
Plan Maintenance	110.48
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	294.00
O.S. Surcharge	135.14
Sys. Surcharge	405.41
Planning Surcharge	193.88
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**  
*[Signature]*



\* P 0 4 0 1 6 1 0 0 0 0 2 5 2 8 0 F N \*

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

04016 - 10000 - 25280

**14. APPLICATION COMMENTS**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* MODIFICATION TO ALLOW 2 NEW PARTIAL LEVELS TO BE SUPPORTED BY A SEISMICALLY RETROFITTED 8 STORY BUILDING.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**15. Building Relocated From:**

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	B	397266	
(E) Youssef, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih YoussLos Angeles, CA 90017		S2026	

**PERMIT EXPIRATION**

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 397266 Contractor: George C. Hopkins Construction

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Farm Policy Number: 1621063-2005

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Ken Hae...Sign: [Signature]Date: 4/13/05☒ Contractor ☐ Authorized Agent

1645 N Vine St



Permit #:

05016 - 10000 - 03718

Plan Check #: B05LA01069

Printed: 08/04/05 09:03 AM

Event Code:

Bldg-Alter/Repair  
Apartment  
Regular Plan Check  
Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 08/04/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3863		6		M B 42-26	148-5A187 159	5546 - 009 - 024

**3. PARCEL INFORMATION**

Arca Planning Commission - Central  
LADBS Branch Office - LA  
Council District - 13  
Certified Neighborhood Council - Central Hollywood  
Community Plan Area - Hollywood

Census Tract - 1907.00  
Census Tract - 1910.00  
District Map - 148-5A187  
Energy Zone - 9  
Fire District - 1 (Entire parcel)

Lot Cut Date - 09/21/1938  
Near Source Zone Distance - 0.8  
Thomas Brothers Map Grid - 593-F4

ZONE(S): C4-2D-SN /

**4. DOCUMENTS**

ZI - ZI-1117 MTA Project	ZA - ZA-2005-62-CUB-CUX-ZV-ZAA-	MODF - VARIOUS	CPC - CPC-1986-835
ZI - ZI-1352 Hollywood Redevelopment	ORD - ORD-165660	HCM - LA-664	CPC - CPC-1999-2293-ICO
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-173562	HCM - US-85000704	CPC - CPC-1999-324-ICO
ZAI - ZAI-1984-183	ORD - ORD-176172	CRA - ZI 1352 HOLLYWOOD	CPC - CPC-2002-4173-SUD

**5. CHECKLIST ITEMS**

EO Retrofit - Full Compliance-Division 95	Special Inspect - Concrete > 2.5ksi	Special Inspect - S.M.R. Frame-Concrete
Fabricator Read - Shop Welds	Special Inspect - Field Welding	Special Inspect - Shotcrete
Fabricator Read - Structural Steel	Special Inspect - Fire Proofing	Special Inspect - Structural Observation

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
1645 Vine Real Estate Limited Partnership 5750 Wilshire Blvd # 500 LOS ANGELES CA 90036

Tenant:  
Applicant: (Relationship: Architect)  
- Killefer Flammang Architects 1625 Olympic Blvd. SANTA MONICA, CA 90404 (310) 399-7975

**7. EXISTING USE**

(16) Department Store  
(13) Office

**PROPOSED USE**

(27) Joint Living and Working Quad  
(16) Retail

**8. DESCRIPTION OF WORK**

ADAPTIVE RE-USE. PROPOSED CHANGE OF USE FROM RETAIL/OFFICE TO 96 JOINT LIVE/WORK UNITS WITH 5 PARKING LEVELS. ADDITION OF ACCESSORY STRUCTURES ON ROOF DECK WITH AMMENITIES. ADD NEW LIGHT COURT ON THE WEST SIDE, ADD 2 STORIES AND A MEZZANINE TO EXISTING BUILDING. STR

**9. # Bldgs on Site & Use: DEPARTMENT STORE****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Juan Linares  
OK for Cashier: Tol Brown  
Signature: *[Signature]* Date: 8/4/05

DAS PC By:  
Coord. OK:

For information and/or inspection requests originating within LA County,

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only: W/O # 51603718  
LA 03 28 145277 08/04/05 09:11AM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	\$690,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	230,743.16	Dwelling Unit Construction Tax	19,200.00
Permit Fee Subtotal Bldg-Alter/Repr	3,107.81	Residential Development Tax	28,800.00
Handicapped Access		Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Off-hour Plan Check	0.00		
Plan Maintenance	62.16		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	69.00		
O.S. Surcharge	64.78		
Svs. Surcharge	194.34		
Planning Surcharge	190.20		
Planning Surcharge Misc Fee	5.00		
School District Residential Level 2	179,049.87		
Sewer Cap ID:		Total Bond(s) Due:	

BUILDING PERMIT COMM	\$3,107.81
PLAN MAINTENANCE	\$62.16
EI RESIDENTIAL	\$69.00
ONE STOP SURCH	\$64.78
SYSTEMS DEVT FEE	\$194.34
CITY PLANNING SURCH	\$190.20
MISCELLANEOUS	\$5.00
SCHOOL DEV RES	\$179,049.87
DWELLING UNIT	\$19,200.00
RES DEVT TAX	\$28,800.00

Total Due: \$230,743.16

Check: \$230,780.90

Credit Slip I: -\$37.74

05LA 78953

**12. ATTACHMENTS**

Plot Plan



\* P 0 5 0 1 6 1 0 0 0 0 3 7 1 8 F N \*

10817200520426

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**05016 - 10000 - 03718**

(P) Basement: 0 Levels / 2 Levels	(P) M Occ. Group: +10512 Sqft / 10512 Sqft	(P) Provided Disabled for Bldg: +3 Stalls / 3 Stalls
(P) Floor Area (ZC): -27556 Sqft / 261641 Sqft	(P) R1 Occ. Group: +146860 Sqft / 146860 Sqft	(P) Provided Standard for Bldg: +62 Stalls / 62 Stalls
(P) Height (ZC): 0 Feet / 146.5 Feet	(P) S2 Occ. Group: +941 Sqft / 941 Sqft	(P) Type I-F.R. Construction
(P) Length: 0 Feet / 150 Feet	(P) S3 Occ. Group: +70474 Sqft / 70474 Sqft	(P) Floor Construction - Concrete Slab on Grade
(P) Stories: 0 Stories / 10 Stories	(P) A3 Occ. Load: +198 Max Occ. / 198 Max Occ.	(P) Foundation - Spread (Pad) Footing
(P) Width: 0 Feet / 150 Feet	(P) R1 Occ. Load: +681 Max Occ. / 681 Max Occ.	(P) Roof Construction - Steel Deck
(P) Dwelling Unit: +96 Units / 96 Units	(P) S2 Occ. Load: +7 Max Occ. / 7 Max Occ.	(P) Wall Construction - Concrete
(P) NFPA-13 Fire Sprinklers Thru-out	(P) S3 Occ. Load: +301 Max Occ. / 301 Max Occ.	
(P) Concrete Shearwall	(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts	
(P) A3 Occ. Group: +3499 Sqft / 3499 Sqft	(P) Provided Compact for Bldg: +38 Stalls / 38 Stalls	

**14. APPLICATION COMMENTS**

**\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* CONVERT 45,712 SQFT OF EXISTING BUILDING TO PARKING AREA ADD 18156 SQFT OF RESIDENTIAL AREA THIS TOTALS IN A CREDIT OF -27,556 SQFT. MODIFICATION APPROVED TO UPGRADE BLDG TO 85% OF CURRENT CODE AND ALLOW NEW LEVELS ON ROOF TOP. PARKING ELEVATOR APPROVED UNDER PLANNING VARIANCE ALONG WITH THE PARKING LAYOUT VARIANCES. SEE PLAN AND FILE FOR A LIST OF MODS. CM040288.**

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**15. Building Relocated From:****16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(A) Flamniang, Barbara Hansen	1625 Olympic Blvd,	Santa Monica, CA 90404
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	Glendale, CA 91202
(E) Youssef, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih Yous	Los Angeles, CA 90017

<b>CLASS</b>	<b>LICENSE#</b>	<b>PHONE#</b>
	C13422	
B	397266	
	S2026	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Contractor: \_\_\_\_\_

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENelst.html>.

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

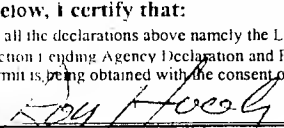
**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

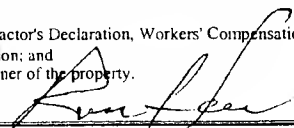
**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

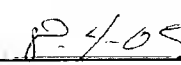
Print Name



Sign:



Date


☒ Contractor ☐ Authorized Agent

1645 N Vine St

Permit Application #: 05016 - 10000 - 03718

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA0582F

Apartment

Initiating Office: METRO

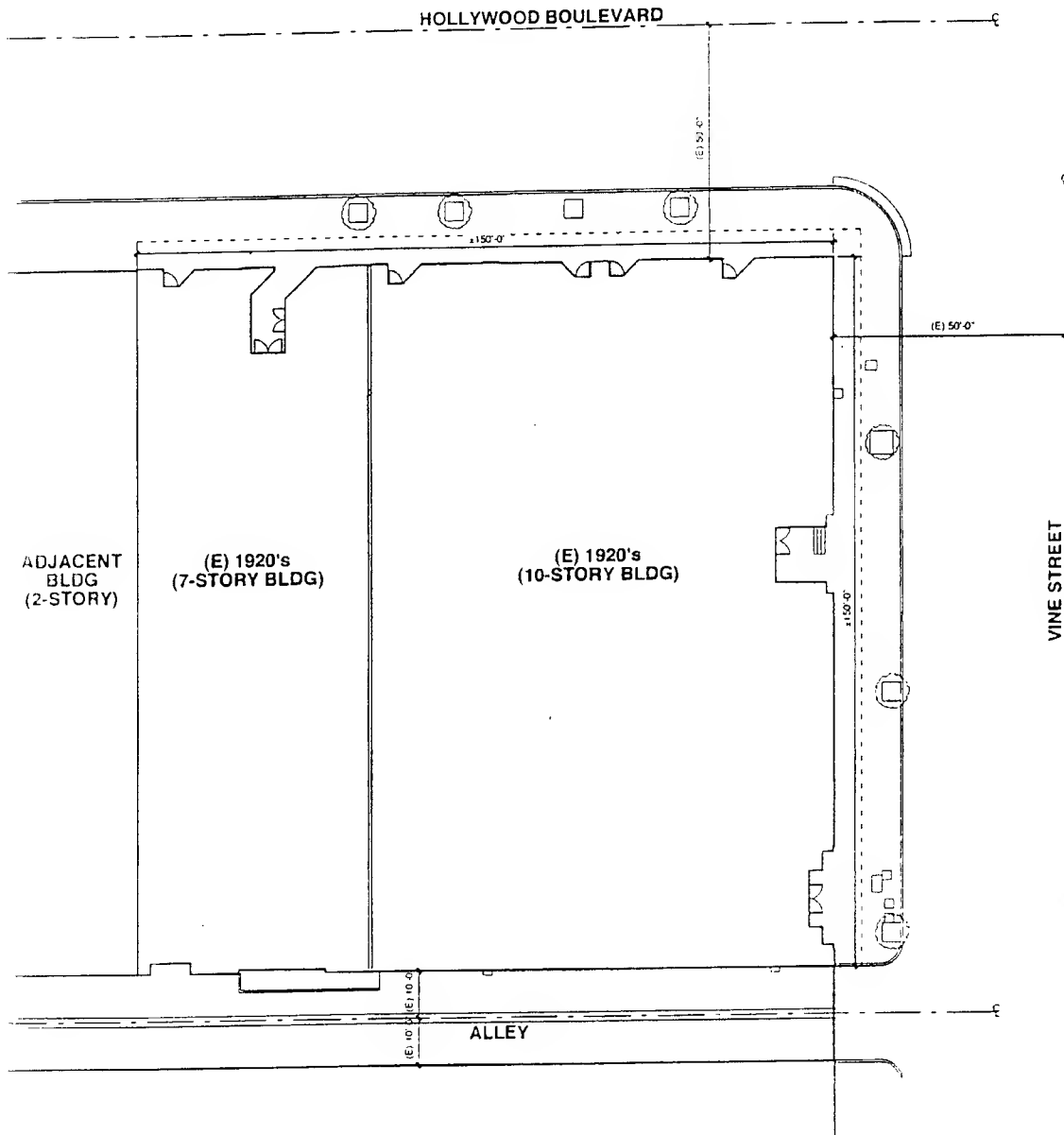
Plan Check Submittal

# PLOT PLAN ATTACHMENT

Printed on: 03/29/05 15:59:25

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(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER**

**1645 VINE REAL ESTATE LIMITED  
PARTNERSHIP**

**5750 WILSHIRE BLVD # 500  
LOS ANGELES CA**

**90036**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>CERTIFICATE:</b>	<b>Issued-Valid</b>	<b>DATE</b>
<b>BY: MICHAEL E MARTIN</b>		<b>01/26/2008</b>

**SITE IDENTIFICATION**

**ADDRESS: 1645 N VINE ST 90028**

**LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 3863		6	M B 42-26	148-5A187 159	5546-009-024

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** ADD 2 STORIES, A MEZZANINE LEVEL, ACCESSORY STRUCTURES ON ROOF DECK, AND NEW LIGHT WELL TO (E) 8 STORY, TYPE I-FR RETAIL/OFFICE BUILDING, TO CREATE A 10 STORY, TYPE I-FR BUILDING. CONVERT BUILDING TO 96 JOINT LIVE/WORK UNITS AND RETAIL CONDOMINIUMS WITH 5 PARKING LEVELS.

USE PRIMARY	OTHER
Joint Living and Working Quarters	Retail

**PERMITS**

05016-10000-03718 | 05016-10002-03718 | 05016-10003-03718 | 05016-10004-03718 | 05016-10005-03718 | 06016-10000-19510 | 07014-10000-01550 |

**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	0 Stories	10 Stories
Basement	0 Levels	2 Levels
Length	0 Feet	150 Feet
Width	0 Feet	150 Feet
Height (ZC)	0 Feet	146.5 Feet
Floor Area (ZC)	-27556 Sqft	261641 Sqft
Type I-F-R. Construction		
Dwelling Unit	96 Units	96 Units
NFPA-13 Fire Sprinklers Thru-out		
A3 Occ. Group	3499 Sqft	3499 Sqft
M Occ. Group	10512 Sqft	10512 Sqft
R1 Occ. Group	146860 Sqft	146860 Sqft
S2 Occ. Group	941 Sqft	941 Sqft
S3 Occ. Group	70474 Sqft	70474 Sqft
A3 Occ. Load	198 Max Occ.	198 Max Occ.
R1 Occ. Load	681 Max Occ.	681 Max Occ.
S2 Occ. Load	7 Max Occ.	7 Max Occ.
S3 Occ. Load	301 Max Occ.	301 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	
Provided Compact for Bldg	38 Stalls	38 Stalls
Provided Disabled for Bldg	3 Stalls	3 Stalls
Provided Standard for Bldg	62 Stalls	62 Stalls

**DEPARTMENT OF BUILDING AND SAFETY****APPROVAL**

CERTIFICATE NUMBER 15919  
 BRANCH OFFICE LA  
 COUNCIL DISTRICT 13  
 INSPECTION DISTRICT BIGIM2  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS: Cofo Issued  
 STATUS BY: MICHAEL E MARTIN  
 STATUS DATE: 01/26/2008

*Michael E. Martin*

APPROVED BY: MICHAEL E MARTIN

EXPIRATION DATE:



**PERMIT DETAIL**

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
05016-10000-03718	1645 N Vine St	ADAPTIVE RE-USE, PROPOSED CHANGE OF USE FROM RETAIL/OFFICE TO 96 JOINT LIVE/WORK UNITS WITH 5 PARKING LEVELS. ADDITION OF ACCESSORY STRUCTURES ON ROOF DECK WITH AMMENITIES. ADD NEW LIGHT COURT ON THE WEST SIDE, ADD 2 STORIES AND A MEZZANINE TO EXISTING BUILDING. STRUCTURAL UPGRADE OF EXISTING 10 STORY BLDG.	Info Issued - 01/26/2008 MICHAEL E MARTIN
06016-10000-19510	1645 N Vine St	CHANGE OF USE FROM 96-UNIT JOINT LIVE/WORK QUARTERS AND RETAIL TO 96-UNIT LIVE/WORK QUARTERS AND RETAIL.	Permit Finald - 01/25/2008 SAKO AGHAZARIAN
07014-10000-01550	1645 N Vine St	CONDOMINIUMS PER VTT #62217 (ZA 2005-62-CUB-CUX-ZV-ZAA-SPR) ADD FOUR NON-COMBUSTIBLE 9'-0" X 10'-11" CABANAS ON ROOFTOP OF (E) JOINT LIVE/WORK BLDG.	Permit Finald - 01/25/2008 SAKO AGHAZARIAN
05016-10002-03718	1645 N Vine St	REVISE DETAILS TO MECHANICAL PLATFORMS ON THE 3RD FLOOR. ADD DWP CONCRETE ENCASMENT AT THE ROOF LEVEL AND REVISE ROOF SCREEN BRACES.	Permit Finald - 01/10/2008 SAKO AGHAZARIAN
05016-10003-03718	1645 N Vine St	Fabricate & install steel stairs with railings	Permit Finald - 01/10/2008 SAKO AGHAZARIAN
05016-10004-03718	1645 N Vine St	Collect additional permit fees due to typing mistake for permit valuation on main building permit 05016-10000-03718. Permit valuation should be \$6,900,000. (See PC IS comment)	Permit Finald - 01/18/2008 SAKO AGHAZARIAN
05016-10005-03718	1645 N Vine St	SUPPLEMENTAL PERMIT TO REVISED PARKING STRIPING	Permit Finald - 01/08/2008 SAKO AGHAZARIAN

**PARCEL INFORMATION**

Area Planning Commission: Central	LADBS Branch Office: LA	Council District: 13
Certified Neighborhood Council: Central Hollywood	Community Plan Area: Hollywood	Census Tract: 1907.00
Census Tract: 1910.00	District Map: 148-5A187	Energy Zone: 9
Fire District: 1 (Entire parcel)	Lot Cut Date: 09/21/1938	Near Source Zone Distance: .8
Near Source Zone Distance: 0.8	Thomas Brothers Map Grid: 593-F4	Zone: C4-2, II
Zone: C4-2D-SN		

**PARCEL DOCUMENT**

Alidavit (AFF) 06-2890123 RECORDED TRACT MAP 62217	Alidavit (AFF) 15% ORD 05-1428680	Alidavit (AFF) AFF-56655
Alidavit (AFF) AFF-57043	Alidavit (AFF) AFF-65480	Alidavit (AFF) PRKG ATTND 05-0993689
City Planning Cases (CPC) CPC-1986-835	City Planning Cases (CPC) CPC-1999-2293-ICO	City Planning Cases (CPC) CPC-1999-324-ICO
City Planning Cases (CPC) CPC-2002-4173-SUD	City Planning Cases (CPC) CPC-2003-2115-CRA	City Planning Cases (CPC) CPC-2005-6124-SN-SPE-SPP
Community Development Block Grant (CDBG) BID-Hollywood Entertainment	Community Development Block Grant (CDBG) BID-Hollywood Entertainment District	Community Development Block Grant (CDBG) LARZ-Central City
Community Redevelopment Area (CRA) ZI 1352 HOLLYWOOD	Director's Determination (DTRM) DIR-2005-4899-SPP	Historical Cultural Monument (HCM) 664
Historical Cultural Monument (HCM) 85000704	Historical Cultural Monument (HCM) LA-664	Historical Cultural Monument (HCM) US-85000704
Modification Dated: (MODF) VARIOUS	Ordinance (ORD) ORD-165660	Ordinance (ORD) ORD-173562
Ordinance (ORD) ORD-176172	Ordinance (ORD) ORD-177547	Zoning Administrator's Case (ZA) ZA-2005-62-CUB-CUX-ZV-ZAA-SPR
Zoning Administrator's Interpretation (ZAI) ZAI-1984-183	Zoning Information File (ZI) ZI-1117 MTA Project	Zoning Information File (ZI) ZI-1352 Hollywood Redevelopment Project
Zoning Information File (ZI) ZI-2277 Hollywood Redevelopment Project	Zoning Information File (ZI) ZI-2330 Hollywood Signage Suppl Use Dist(CRA Area)	

**CHECKLIST ITEMS**

Attachment - Plot Plan	EQ Retrofit - Full Compliance-Division 95	Fabricator Req'd - Shop Welds
Fabricator Req'd - Structural Steel	Ownership - Condominium	Special Inspect - Concrete>2.5ksi
Special Inspect - Field Welding	Special Inspect - Fire Proofing	Special Inspect - S.M.R. Frame-Concrete
Special Inspect - Shotcrete	Special Inspect - Structural Observation	

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION****OWNER(S)**

1645 Vine Real Estate Limited Partnership	5750 Wilshire Blvd # 500	LOS ANGELES CA 90036	(323) 930-3700
1645 Vine Real Estate Limited Partnership	5750 Wilshire Blvd # 500	LOS ANGELES CA 90036	

**TENANT****APPLICANT**

Relationship: Architect -Killefer Flammang Architects	1625 Olympic Blvd.	SANTA MONICA, CA 90404	(310) 399-7975
Relationship: Owner-Bldr Kor Group -Owner-Builder	5750 Wilshire Blvd #500	L.A. CA 90036	(310) 545-2795
Relationship: Architect Pedro Cerrillos-James Heimler, Architect Inc			
Relationship: Agent for Owner Rick Bram-	1744 Newport St.	PASADENA, CA 91103	(626) 398-9830

**BUILDING RELOCATED FROM:**

**(C)CONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

<u>NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(A) Flammang, Barbara Hansen	1625 Olympic Blvd,	Santa Monica, CA 90404	NA	C13422	
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	Glendale, CA 91202	B	397266	(818) 956-0533
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	Glendale, CA 91202	B	397266	
(C) Reds Iron Specialties Inc	12021 Lopez Canyon Rd,	San Fernando, CA 91342	C51	453658	
(C) Sark Custom Awnings & Window Coverings Inc	657 W Harvard Street,	Glendale, CA 91204	D03	755504	
(E) Chitchyan, Araik	9433 Via Patricia,	Burbank, CA 91504	NA	C54893	
(E) Wahba, Wahba Faris	10041 Sylvia Ave,	Northridge, CA 91324	NA	C33667	
(E) Youssef, Nabih Fouad Guire	800 Wilshire Blvd Ste 510, Nabih Youssef & Associates	Los Angeles, CA 90017	NA	S2026	
(O) , Owner-Builder	5750 Wilshire Blvd #500,	, 90036	NA	0	(310) 545-2795
(O) , Owner-Builder	,	,	NA	0	

**SITE IDENTIFICATION-ALL**

ADDRESS: 1645 N VINE ST 90028

**LEGAL DESCRIPTION - ALL**

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 3863		6	M B 42-26	148-5A187 159	5546-009-024
TR 62217		1		148-5A187 159	5546-009-024